



Los Angeles County
Department of Regional Planning

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SUBDIVISION COMMITTEE MEETING REPORT

Planner:	<u>Josh Huntington</u>	E-mail:	<u>jhuntington@planning.lacounty.gov</u>
Subdivision Committee Date:	<u>12-6-12</u>	Map Date:	<u>10-31-12</u>
Tract Map No:	<u>071735</u>	Project No:	<u>TR071735</u>
Zoned District:	<u>The Malibu</u>	Community:	<u>Malibu</u>
Supervisory District:	<u>Third</u>	APN No.:	<u>2058-015-003, 2058-015-013, . . .</u>

Map Stage: ☒ Tentative ☐ Initial ☒ 2nd Revision Received ☐ Amendment ☐ __ Revised

TR071735: TO CREATE 28 NONRESIDENTIAL LOTS INCLUDING ONE GOLF COURSE LOT, ONE GOLF COURSE LOT WITH PRO SHOP/MAINTENANCE FACILITY, ONE CLUBHOUSE LOT, ONE GUEST BUNGALOWS LOT, ONE INSTITUTE/MEETING ROOMS LOT, AND 23 OPEN SPACE LOTS ON 650 ACRES.

CUP201100122: THE APPLICANT REQUESTS A CONDITIONAL USE PERMIT:

Proposal:

- TO DEVELOP THE MALIBU INSTITUTE – A SPORTS-ORIENTED EDUCATIONAL RETREAT AFFILIATED WITH USC WHICH INCLUDES EDUCATIONAL AND MEETING FACILITIES, OVERNIGHT VISITOR-SERVING ACCOMMODATIONS IN 40 BUNGALOWS, A WAREHOUSE, A CART STORAGE BUILDING, A CLUBHOUSE WITH SPA AND POOL, A PRO SHOP, A MAINTENANCE BUILDING, AND A CLUBHOUSE
- TO DEVELOP A REDESIGNED 18-HOLE GOLF COURSE;
- TO ALLOW THE CONTINUED SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION;
- TO ALLOW ON-SITE GRADING IN EXCESS OF 100,000 CUBIC YARDS (240,000 CY TOTAL – 120,000 CY OF CUT AND 120,000 CY OF FILL);
- TO ALLOW CONTINUED USE AND OPERATION OF A HELIPAD IN A R-R ZONE; AND
- TO CONSTRUCT AND USE AN APPROXIMATELY 1,000,000 GALLON WATER TANK AND ASSOCIATED WATER LINE TO REPLACE THE EXISTING 100,000 GALLON WATER TANK ON THE PROPERTY.
- TO ALLOW CARETAKER RESIDENCE UNIT IN THE R-R-1 ZONE

PKP201100005: THE APPLICANT REQUESTS A PARKING PERMIT TO ALLOW THE USE OF 387 SHARED PARKING SPACES BETWEEN LOTS.

Location: 901 ENCINAL CANYON ROAD, MALIBU, CALIFORNIA 90265

- ☐ This application is deemed complete.
- ☒ This application is deemed incomplete. This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.
- ☐ This application is recommended for denial.

TIME EXTENSION 1 Year

HOLDS:

- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Drainage Concept | <input checked="" type="checkbox"/> Geologic Report | <input checked="" type="checkbox"/> Soils Report | <input checked="" type="checkbox"/> SUSMP and LID |
| <input checked="" type="checkbox"/> Traffic Study | <input checked="" type="checkbox"/> Fire Dept. | <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Public Health |
| <input checked="" type="checkbox"/> Environmental | <input checked="" type="checkbox"/> Community Plan | <input type="checkbox"/> Revised Slope Map | <input checked="" type="checkbox"/> Plan Amendment |
| <input type="checkbox"/> Zone Change | <input checked="" type="checkbox"/> CUP | <input type="checkbox"/> Oak Tree Permit | <input type="checkbox"/> CSD |
| <input type="checkbox"/> Proof of Legal Access | <input checked="" type="checkbox"/> Revised Tentative Map | <input checked="" type="checkbox"/> Revised Exhibit "A" Map | <input checked="" type="checkbox"/> Revised Application |
| <input checked="" type="checkbox"/> Other: Public Works (other holds) | <input checked="" type="checkbox"/> Other: LAFCO & CRWQCB | | |
| <input checked="" type="checkbox"/> Reschedule for Subdivision Committee | | <input type="checkbox"/> Schedule for Subdivision Committee Reports | |

☒ Resubmit **9 folded** copies of the Tentative Map, Exhibit Map and a **cover letter** outlining all changes made to the map.

ENVIRONMENTAL REVIEW (213) 974-1522

☒ **HOLD - EIR**

☐ Categorical Exemption

☐ Negative Declaration

☒ Pending Draft EIR + Agency review

Planner: **Carolina Blengini**

☐ Pending Initial Study review

☐ Mitigated Negative Declaration

GENERAL PLAN

☒ **HOLD: More information is required for a determination of consistency.**

Land Use Category (Land Use Element)

Countywide General Plan: **N/A**

Community or Specific Plan: **M2 (Mountain Land – 1 DU / 20 AC), 3 (Rural Land – 1 DU / 10 AC), 4 (Rural Land – 1 DU / 5 AC), and 5 (Rural Land – 1 DU / 2 AC)**

☐ Altadena Community Plan

☐ East Los Angeles Community Plan

☐ Rowland Heights Community Plan

☐ W. Athens - Westmont Community Plan

☐ Antelope Valley Area Plan

☐ Hacienda Heights Community Plan

☐ Santa Clarita Valley Area Plan

☐ Walnut Park Neighborhood Plan

☐ Catalina Island Land Use Plan

☐ Marina Del Rey Land Use Plan

☒ Santa Monica Mtns. North Area Plan

☒ Malibu Local Coastal Plan

Maximum Density (not automatic): **N/A**

Proposed Density: **N/A**

Plan Highways: **Mulholland Hwy**

☐ Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required.
SEA: **Buffer 3A (Zuma Canyon). No development proposed in or near the buffer.**

Burden of Proof: ☐ Satisfactory. ☐ Additional information required:

☐ Hillside Project (Land Use Element)

☐ Urban ☐ Non-Urban

☐ Submit a slope map and calculations

0-24.99% slope: 25-49.99% slope: 50% slope:

Low Density Threshold: Midpoint Threshold: Maximum Density:

Proposed Density:

Hillside CUP: ☐ Required ☐ Not required ☐ Not required: Building restriction on slopes > 25%

Proposed Open Space: Public parks Private parks Private yards

Landscaped areas, slopes, walkways Undisturbed natural areas

Burden of Proof: ☐ Satisfactory. ☐ Additional information required:

☐ Infill Project (Land Use Element): Request increase by land use category(ies).
Surrounding land use category: Surrounding density:

Burden of Proof: ☐ Satisfactory. ☐ Additional information required:

☐ Plan Amendment:

Burden of Proof: ☐ Satisfactory. ☐ Additional information required:

The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency determination: ☒ Pending ☐ Consistent ☐ Inconsistent

☒ **Pending EIR analysis.**

ZONING

☒ **HOLD**

Current Zoning: **A-1-1 (Light Agricultural – One Acre Minimum Lot Size), A-1-20 (Light Agricultural – Ten Acre Minimum Lot Size), R-R-1 (Resort and Recreation – One Acre Minimum Lot Size), RPD-5-0.2-DP (Residential Planned Development)**

☐ Zone Change Proposed Zoning: _____
Surrounding zoning: _____ Surrounding land uses: _____
Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____
The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

☒ Conditional Use Permit: **See Page 1 for proposed uses.**
☐ Submit an Exhibit “A” (9 copies) showing: _____
Burden of Proof: ☐ Satisfactory. ☒ Additional information required: See comments on last page

☐ _____
☐ Oak Tree Permit: _____ Proposed removals: _____ Proposed encroachments: _____
☐ Sent Oak Tree Report to Forester on: _____
Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☒ Community Standards District: **Santa Monica Mountains North Area CSD**

☒ Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the “Clean Hands” provisions of the County Code in Section 22.04.110.

☒ **SEATAC review is not required, but ERB review is required.**

IMPROVEMENTS

- ☐ **HOLD**
- ☐ Section 21.32.040: 20-acre parcels; No improvements required.
- ☐ Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for road grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot size).
- ☐ Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.
- ☐ Section 21.32.060: Minor land division; No improvements required since all lots are ≥ 5 acres and the zoning is agricultural, residential, or desert/mountain.
- ☐ Section 21.32.080: No street improvements required except grading since all lots are ≥ 2.5 acres, at least 75% of the property has a slope ≤ 3%, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.
- ☐ Section 21.32.060: The following note shall be placed all parcels maps with ≥ 5 acre lot sizes: “ Further division of this property below 5 acres will require standard improvements to be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, conformance to standard Los Angeles County development standards.”
- ☐ _____

ACCESS

☐ **HOLD**

Primary access is: Encinal Canyon Road Secondary access is: NONE

- ☐ Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on final map.
- ☐ Provide proof of off-site access prior to tentative map approval and delineate on final map.
- ☐ Provide a minimum _____ feet of paved access to the satisfaction of Regional Planning.
- ☐ Tract/Parcel Map _____ must record first.
- ☐ A private driveway/ingress-egress easement is to be provided in lieu of required street access.
- ☐ Section 21.24.020: Single Means of Access
- ☐ Pavement width shall be ≥ 20 feet.
- ☐ Access shall serve a maximum of 150 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 75 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 300 dwelling units where the restriction to a single means of access shall be removed through future development.
- ☐ If pavement width on the single means of access is < 36 feet and will not to be widened to ≥ 36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced by:
- ☐ 25% if pavement width is ≥ 28 feet. ☐ 50% if pavement is < 28 feet.
- ☐ Access may serve a maximum of 600 dwelling units if pavement width on the single means of access is ≥ 64 feet and the restriction to a single means of access will be removed through future development.
- ☐ Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to location in high fire hazard area and hindrance to public evacuation and fire-fighting and emergency equipment.
- ☐ Section 21.24.040: Modification to access requirement requested. ☐ Granted. ☐ Not granted.
- ☐ Provide tap street(s) to: _____

STREETS

☐ **HOLD**

☒ Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:

Mulholland HWY, Encinal Canyon RD

Sections 21.24.120 and 21.24.060: Private and future streets.

- ☐ Show the following street(s) as private streets on the final map:
- _____
- ☐ Dedicate an easement to public utilities and the public for ingress and egress over the future street(s).
- ☐ Dedicate _____ feet additional future street right-of-way on: _____
- ☐ Provide for the ownership of the private and future streets:
- ☐ Show lot lines to the centerline of the private and future streets.
- ☐ Show the following streets as lots on the final map.
- ☐ Provide for the maintenance of the private and future streets by a:
- ☐ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
- ☐ Maintenance Agreement. Submit a copy to Planning prior to final map approval.
- ☐ Section 21.24.090: Right-of-way modification requested.
- ☐ Granted. Required width of _____ feet from centerline granted to permit _____ feet from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.
- ☐ Not granted.
- ☐ Section 21.24.090: Alternate cross section requested.
- ☐ Granted.
- ☐ Not granted because it would not be in keeping with the design of adjoining highways or streets.
- ☐ Section 21.24.100: Street grade is $> 6\%$. Modification is requested.
- ☐ Modification granted for street grade to be $> 6\%$ but $\leq 10\%$ on portions of the following streets, with final determinations made by DPW. _____
- ☐ Street grade modification granted to be $> 10\%$, but not $> _____\%$ on portions of the following streets, with final determinations made by DPW. _____

- ☐ Section 21.24.150: For property abutting a major or secondary highway:
- ☐ Service road or local street is required.
 - ☐ Alley is required instead of a service road or local street.
 - ☐ Service road, local street, and alley requirement is waived.
- ☐ Section 21.24.160: Alley is required for multiple residential use, commercial use or _____
- ☐ Section 21.24.180. Turnarounds.
- ☐ Required at intermediate points on cul-de-sacs > 700 feet in length.
 - ☐ Required on local streets where the distance between intersections is > 2,000 feet.
 - ☐ Required at the end of stub or dead-end streets
- ☐ Section 21.24.190: Cul-de-sacs.
- ☐ Maximum of 500 feet in length for industrial or commercial uses.
 - ☐ Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.
 - ☐ Maximum of 1,000 feet in length for residential uses with a density ≤ 4 dwelling units per acre.
 - ☐ Maximum cul-de-sac length: _____
 - ☐ Section 21.24.040: Modification to cul-de-sac requirements requested.
 - ☐ Granted. Modify length to: _____
 - ☐ Not granted.
- ☐ Section 21.24.210: Transverse pedestrian way with a grade ≤ 30% required through middle of each block > 700 feet in length.
- ☐ Section 21.24.220: Dedication required for fire protection access easement ≥ 15 feet width from the public highway to the boundary of the subdivision.
- ☐ Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope Valley, except on lines designated as highways on the Highway Plan.
- ☐ Section 21.24.400: Street improvement required for existing road with insufficient improvements.
- ☐ Section 21.24.400: Reconstruction of existing street improvements required to connect to existing dead-end or cul-de-sac street in which a turnaround is installed.
- ☐ Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥ 20,000 ft² and curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.
- ☐ Section 21.32.150: Waive street lights since lots are ≥ 40,000 sq ft. _____
- ☐ Section 21.32.160: Street tree planting required.
- ☐ Section 21.32.180: Sidewalks ≥ 4 feet wide required on both sides of entrance, collector, loop, interior and cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.
- ☐ Section 21.32.190: Waive sidewalks since lots are ≥ 15,000 sq ft. _____
- ☐ Section 21.32.200: Pay major thoroughfare and bridge fees: _____
- ☐ Section 21.32.400: Pay drainage facilities fees: _____
- ☐ Prepare a feasibility study to Public Works' satisfaction for: _____
- ☐ Dedicate/offer vehicular access rights on: _____
- ☐ Dedicate/offer complete access rights + construct a wall ☐ D-65 ☐ Slough on: _____
- ☒ **Right to restrict vehicular access right on Mulholland Hwy**
-
- ☐ Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

DRIVEWAYS

- ☐ **HOLD**
- ☐ Show the driveway system and paving widths on the tentative map.
- ☒ **Construct or bond with Public Works for driveway paving as shown on the tentative map.**
- ☒ **Label the driveway as "Private Driveway Fire Lane" on the final map.**
- ☒ **Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.**
- ☒ **Provide for maintenance of the common driveway by a:**
- ☐ Homeowners Association.
 - ☒ **Maintenance Agreement.**
 - ☐ Other: _____
- ☒ Provide reciprocal easements over **Lots without frontage (Lots N. 12, 15-19, 22, 23 and 28)**
- ☐ Show lot lines to the _____

- ☐ Show as lot(s) on final map.
- ☐
-

LOT/BUILDING DESIGN

- ☒ **HOLD**
- ☒ Section 22.52.043: 50 ft minimum average lot width.
- ☐ Section 22.52.040: 60 ft minimum average lot width since required area is ≥ 7000 sq ft & located in Lancaster District 31 or Palmdale District 54.
- ☐ Section 21.24.300: Provide street frontage ≥ average lot width.
- ☐ Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles.
- ☒ Section 21.24.040: Modification to frontage requirements requested. ☐ Granted. ☒ Not granted.
- ☐ Section 21.24.320: Eliminate the flag lots:
- ☐ Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access trips. 20% maximum grade.
- Section 21.24.260: Reduced lot area and/or width requested for hillside development.
- ☐ Granted. Maximum 43% of the lots may have < the required area if all lots meet the following:

☐ If zoning < 10,000 ft²: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.

☐ If 10,000 ft² < 15,000 ft²: Minimum area: 70% of required area. Minimum average width: 60 feet.

☐ If 15,000 ft² < 30,000 ft²: Minimum area: 70% of required area. Minimum average width: 80 feet.

☐ If ≥ 30,000 ft²: Minimum area 65% of required area. Minimum average width: 100 feet.
- ☐ Not granted.
- ☐ Section 21.24.310. Eliminate the acute angle point on lots:
- ☐ Permission is granted to adjust lot lines to Regional Planning satisfaction.
- ☐ Provide evidence that each lot meets zoning requirements.
- ☐ Show the setbacks on the tentative map.
- ☐ Setback modification requested.

☐ Granted. yard setback is modified to:

☐ Not granted.
- ☐ Existing structure(s) shown on lot(s) 10 and 24 to remain. Applicant shall prove that their continued existence at the present existence at the present location is in conformance with the requirements of the Zoning Ordinance.
- ☒ Existing structure(s) shown on lot(s) 24, 27, 11 to be removed. Place a note on the final map and submit a copy of the demolition permit(s) prior to final map approval. **(Pending Review)**
- ☒ **Provide a letter requesting to waive the street frontage requirement. In this letter, provide justification for your requested to waive the street frontage requirement. (Pending Review)**

OPEN SPACE

- ☒ **HOLD**
- ☒ Dedicate construction rights. LOTS 1-17, 19-21, 25, 26 and 28
- ☒ Provide for ownership and maintenance by a:

☐ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.

☒ Other: Maintenance agreement
- ☐ Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
- ☒ Number as lots on the final map.
- ☐ Provide a minimum of 15 feet of access to each lot.
- ☐

DEDICATIONS

- ☐ Section 21.28.080: Dedicate easements for:
- ☐ Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.
- ☐ Section 21.28.100: Dedicate right-of-way for required drainage channel.
- ☐ Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.

☐ Dedicate secondary residential construction rights over lots having twice the required area. _____

PARKS

- ☐ **HOLD** _____
- ☐ Section 21.24.340: Park space obligation.
- ☐ Sections 21.24.350 and 21.28.120: Local park sites.
- ☐ Section 21.28.130: Private parks.
- ☐ Section 21.28.140: Park fees.
- ☐ Trail requirements. _____

OTHER REQUIREMENTS/COMMENTS

- ☐ **HOLD** _____
- ☒ **Meet requirements of the Zone, Subdivision Ordinance** _____
- ☐ Withdraw and cancel tract/parcel map _____
- ☒ Section 21.38.010 through 21.38.080: Vesting tentative map.
- ☐ Property line returns.
- ☐ Final parcel map waiver requested. ☐ Granted. ☐ Not granted.
- ☒ **California Department of Fish and Game impacts.** The project:
- ☐ Is *de minimus* in its impact on fish and wildlife. A \$25 processing fee is necessary for the filing and processing of a Notice of Determination in compliance with Public Resources Code Section 21152.
- ☒ Is not *de minimus* in its impact on fish and wildlife. A fee of **TBD** to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code.
- ☒ Submit Affidavit of Acceptance subsequent to conditional use permit approval.
- ☒ Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval. **TBD**
- ☐ Chapter 22.72: Pay library impact fee prior to issuance of building permits. _____
- ☐ Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- ☒ Pay Mitigation Monitoring Program Fee subsequent to project approval. **TBD**
- ☐ Provide slope planting and an irrigation system as required in the grading ordinance.
- ☐ Section 21.32.195: Plant one tree in the front yard of each residential lot.
- ☒ The design of the subdivision provides for future passive or natural heating or cooling opportunities.
- ☒ The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, reservoir.
- ☐ _____

RESIDENTIAL PLANNED DEVELOPMENT **N/A**

- ☐ **HOLD** _____
- ☐ Waive the requirement for street frontage. _____
- ☐ Conform to the minimum average lot width requirement approved by the CUP. _____
- ☐ Conform to the minimum street frontage requirement approved by the CUP. _____
- ☐ Conform to the lot area requirements approved by the CUP. _____
- ☐ Provide for the maintenance of the common areas by the Homeowners Association (HOA).
- ☐ Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
- ☐ Dedicate construction rights over the common lots. _____

ADDITIONAL COMMENTS AND HOLDS

General Project / Subdivision Holds:

- 1. Phasing Map is unacceptable – a majority of the open space lots (in terms of area) must be part of Phase One. Please note that phasing isn’t required – it might be more efficient for this project not to record the final maps in phases. This decision, however, is up to the applicant. If the applicant prefers to record multiple final maps, this is acceptable to staff as long as a majority of open space and other public amenities are part of Phase One.**
- 2. Consistency with the Malibu Local Coastal Plan – Pending EIR review**
- 3. Consider merging lots 13 and northern portion of lot 14, 7 and 8, 20 and 21, and 1 and 2.**

Tentative Map and Exhibit “A” Holds:

- 1. Change the abandoned hunting lodge note on the maps from ‘to remain’ to ‘to be removed’.
- 2. Provide the heights of all existing and proposed fences and walls. Provide cross-sections of all existing and proposed retaining walls. (2nd request)
- 3. On page T-3, Lot No. 22 is mislabeled. The label is within the boundary of Lot No. 28.
- 4. Revise the Land Use Designation/Zoning Map to reflect the new lot lines and submit to Regional Planning (this map doesn’t have to be part of the official SCM submittal).
- 5. Tentative Tract Map: Page T2 shows an existing structure to remain. The same structure is labeled to be removed on page T1.
- 6. Tentative Tract Map: Page T3 shows an existing structure to remain. The same structure is labeled to be removed on page T1.
- 7. Exhibit A: Page S-2 – ensure that the following is depicted correctly: curbs and connection between access roads and parking areas. There are some lines on the map that seem disconnected. Add Lot lines. Add a proposed land use table similar to the one located on page T-1 of the Tentative Tract Map.
- 8. Exhibit A: Page S-3 – Add identification to a polygon depicted (maybe the pool?) close to the clubhouse that doesn’t have any identification. Add parking table and parking numbers (per area) on the site plan.
- 9. Exhibit A: Page S-5: Update rendering with current design and access.

Other Notes:

- 1. Project is subject to Green Building, LID, and Drought Tolerant Ordinances.

NOTE: Only complete submittals shall be accepted. Incomplete submittals will not be processed and will be disposed. Next submittal shall include 9 folded copies of tentative and exhibit map, open space exhibit, revised application, and one cover letter describing all changes made to the map.

PUBLIC HEARING ☐ Hearing Officer ☒ Regional Planning Commission

Newspaper: _____

Library: _____

COMMUNITY STANDARDS DISTRICTS (CSD): Section 22.44.133: Santa Monica Mtns North Area

☐ **TOWN COUNCIL**

N/A